

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
August 12, 2014**

MEMBERS PRESENT: Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
Jenny Brock
James Staton
Timothy Zajonc
Kevin Cole
Uwe Rothe
John F. Hunter

MEMBERS ABSENT: Greg Cox, Secretary

STAFF PRESENT: Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Laura Edmonds, Administrative Coordinator
Matt Young, Planner
Tim Seaton, Construction Inspector
Jim Epps, City Legal Counsel

Chairman Cole called the meeting to order at 6:00 p.m. Commissioner Wise gave the invocation and led the Pledge of Allegiance.

Commissioners unanimously approved an amended agenda removing the rezoning of 100 E. Highland Parc, from R-4 (Medium Density Residential) to PB (Planned Business) and R-1 (Low Density Residential) from the agenda.

The election of officers took place.

1. Consider the election of Chairman. Commissioner Joe Wise was elected.
2. Consider the election of Vice-Chairman. Commissioner Jamie Povlich was elected.
3. Consider the election of Secretary. Commissioner Greg Cox was elected.
4. Consider the election of Assistant Secretary. Commissioner Brenda Clarke was elected.

The minutes of the regularly scheduled Planning Commission meeting on July 10, 2014, were approved by an 9 – 0 vote upon corrections of Planning Commission Members Absent.

The first item on the agenda was to consider the Annexation, Plan of Services, and R-2A zoning for Highland Parc, Phase 5. The area has a total of 14.6 acres. The area is recommended to be zoned R-2A (Low Density Residential District).

Public Hearing was held and no one spoke.

Motion: Cole
Second: Clarke

**To recommend approval of the Annexation,
Plan of Services, and R-2A zoning for Highland
Parc, Phase 5.**

The motion passed by a 9 – 0 vote.

The second item on the agenda was to consider the Preliminary Plat Approval of Highland Parc, Phase 5. Highland Parc is a 32-lot, 14.6 acre subdivision located at the end of Laurel Canyon. Currently, the property is located outside of the city. The petitioners have requested that the property be annexed with R-2A zoning. The petitioners are Ron Gouge and Carl Little.

Public Hearing was held and no one spoke.

Motion: Rothe
Second: Hunter

**To recommend Preliminary Plat Approval
of Highland Parc, Phase 5.**

The motion passed by a 9 – 0 vote.

The third item on the agenda was to consider Zoning Ordinance amendments to Article II, Definition of Terms. City Commission has expressed concerns about the term “farm animals” and questioned the need for the definition or whether the addition of the definition would create more problems for Code Enforcement. The City Commission deferred the item and sent it back to the Planning Commission for further consideration.

Public Hearing was held and no one spoke.

Motion: Cole
Second: Povlich

**To recommend approval of Zoning
Ordinance amendments to Article II,
Definition of Terms.**

The motion passed by a 9 – 0 vote.

The fourth item on the agenda was to consider Rezoning Request #985, of 154 Judge Gresham Road from I-1 (Light Industrial District) to I-2 (Heavy Industrial District). Currently, the property

is vacant but the petitioner proposes outdoor metal storage and the use of heavy equipment. The petitioner is Kermit Cantrell.

Public Hearing was held.

Kermit Cantrell, spoke in favor of the rezoning request by stating that the owner of a nearby business, Pop-a-Lock, has approached him about purchasing the property. The owner of Pop-a-Lock had asked Mr. Cantrell to initiate the rezoning process prior to the purchase of the land to accommodate outdoor metal storage.

Motion: Brock
Second: Clarke

To deny approval of Rezoning Request #985, of 154 Judge Gresham Road from I-1 (Light Industrial District) to I-2 (Heavy Industrial District).

The motion passed by an 8 – 1 (Hunter) vote.

The fifth item on the agenda was to consider Rezoning Request #986, of properties on McClain Court from R-2 (Low Density Residential District) to A-1 (Agricultural District). The properties requested for rezoning contain single-family homes. The petitioners propose the addition of horses. The petitioners are George & Sandra Smith, Ken & Patricia Johnson, and James Smith.

Public Hearing was held.

George Smith, 136 McClain Court, spoke in favor of the rezoning request by stating that his family was not aware that they lost their grandfathering of keeping horses on the property. Mr. Smith would like to have horses on the property again and proposes to join two properties that will result in a total of three acres as required by the A-1 district.

Motion: Rothe
Second: Staton

To recommend approval of Rezoning Request #986, of properties on McClain Court from R-2 (Low Density Residential District) to A-1 (Agricultural District) contingent upon the replat of some properties to meet the A-1 (Agricultural District) requirements.

The motion passed by a 9 – 0 vote.

The last item on the agenda was to consider Washington County rezoning request for 229 Old Stage Road from R-1 (Low Density Residential District) to R-3 (High Density Residential District). The staff report has been provided by Ross Phillips, of the First TN Development District, on behalf of the Washington County Zoning Department. The petitioner has not provided a purpose for the request.

Public Hearing was held.

Rufus Tipton, spoke in favor of the rezoning request by stating that his wife is an heiress to the property and is interested in selling. After receiving feedback from interested buyers, many of them stated that the property would be more appealing if it all had the same zoning.

Barbara Jarnigan, 245 Old Stage Road, spoke against of the rezoning request by stating that the surrounding area is not prepared for additional high density traffic.

Lance Sprouce, 112 Briarwood, spoke against the rezoning request by stating that there are young children in the area and the high density traffic could pose a safety concern for nearby citizens.

Michele Sprouce, 112 Briarwood, spoke against the rezoning request by expressing concerns of having such high density building near a single-family residential community.

Motion: Cole
Second: Rothe

To recommend denial of the Washington County rezoning request for 229 Old Stage Road from R-1 (Low Density Residential District) to R-3 (High Density Residential District).

The motion passed by a 9 - 0 vote.

There being no further business, the meeting was adjourned at 7:08 p.m.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary